

133.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,136,200 / 1,136,200

ASSESSED:

1,136,200 / 1,136,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SHOREY CLYDE E III-ETAL	
Owner 2: SHOREY AMY SEGAL	
Owner 3:	

Street 1: 144 GLOUCESTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHOREY CLYDE E III-ETAL -

Owner 2: SHOREY AMY SEGAL -

Street 1: 144 GLOUCESTER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,347 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2505 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9347		Sq. Ft.	Site		0	90.	0.75	10									630,367						630,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9347.000		505,200		600		630,400		1,136,200							
Total Card							0.215		505,200		600		630,400		1,136,200		Entered Lot Size					
Total Parcel							0.215		505,200		600		630,400		1,136,200		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		133.0-0004-0004.0		PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time	Date	Time	
2020	101	FV	505,200	600	9,347.	630,400	1,136,200	1,136,200	Year End Roll	12/18/2019			12/11/20	00:40:30	
2019	101	FV	375,500	600	9,347.	665,400	1,041,500	1,041,500	Year End Roll	1/3/2019					
2018	101	FV	375,500	0	9,347.	490,300	865,800	865,800	Year End Roll	12/20/2017					
2017	101	FV	375,500	0	9,347.	469,300	844,800	844,800	Year End Roll	1/3/2017					
2016	101	FV	375,500	0	9,347.	434,300	809,800	809,800	Year End	1/4/2016					
2015	101	FV	366,700	0	9,347.	364,200	730,900	730,900	Year End Roll	12/11/2014					
2014	101	FV	366,700	0	9,347.	355,800	722,500	722,500	Year End Roll	12/16/2013					
2013	101	FV	366,700	0	9,347.	339,000	705,700	705,700		12/13/2012					

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHOREY CLYDE E	45104-69		5/2/2005	Family		1	No	No	
	13703-360		6/1/1979		90,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/6/2016	2139	Heat App	45,000					DEMO GARAGE,ADDIT+	12/1/2017	MEAS&NOTICE	HS	Hanne S
4/25/2007	276	Redo Bat	100,000			G9	GR FY09	enlarge bth & int	12/5/2008	Meas/Inspect	189	PATRIOT
									12/6/1999	Inspected	267	PATRIOT
									11/18/1999	Mailer Sent		
									11/4/1999	Measured	264	PATRIOT
									7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 2	Rating: Very Good			OF=EXTRA SINK IN EACH BTH..									
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 2	Rating: Average												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: WHITE				A Kits: 1	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: B- - Good (-)				COND INFORMATION													
Year Blt: 1925	Eff Yr Blt:			Location:													
Alt LUC:				Total Units:													
Jurisdct:				Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	GD - Good	18.	%	Phys Cond:				Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2	- Plaster			Functional:				Interior:		1	9	5	M				
Sec Int Wall: 1	%			Economic:				Additions:									
Partition: T	- Typical			Special:				Kitchen:									
Prim Floors: 3	- Hardwood			Override:				Baths:									
Sec Floors: 1	%			Total: 18.6	%			Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	125.00			Heating:									
Bsmnt Gar: 1				Size Adj.: 1.06924534				General:									
Electric: 3	- Typical			Const Adj.: 0.99989998													
Insulation: 2	- Typical			Adj \$ / SQ: 133.642													
Int vs Ext: S				Other Features: 120879													
Heat Fuel: 2	- Gas			Grade Factor: 1.21													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 620623													
% Com Wall	% Sprinkled:			Depreciation: 115436													
				Depreciated Total: 505187													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:				Juris. Factor:				Before Depr:	161.71								
Model:				Special Features: 0				Val/Su Net:	125.39								
Serial #:				Final Total: 505200				Val/Su SzAd:	201.72								
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 133.0-0004-0004.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600		600
More: N	Total Yard Items:	600	Total Special Features:		Total:	600											
SKETCH																	
SUB AREA				SUB AREA DETAIL													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,166	40,090	46,748													
FFL	First Floor	1,060	133,640	141,661													
SFL	Second Floor	816	133,640	109,052													
TQS	3/4 Story	629	133,640	83,994													
OSP	Screen Porch	190	27.700	5,263													
STG	Storage	84	8.380	704													
OPF	Open Porch	52	44.000	2,288													
EFP	Enclos Porch	32	72.590	2,323													
	Net Sketched Area:	4,029	Total:	392,033													
Size Ad	2504.5	Gross Are	4238	FinArea	2505												
IMAGE																	
AssessPro Patriot Properties, Inc																	